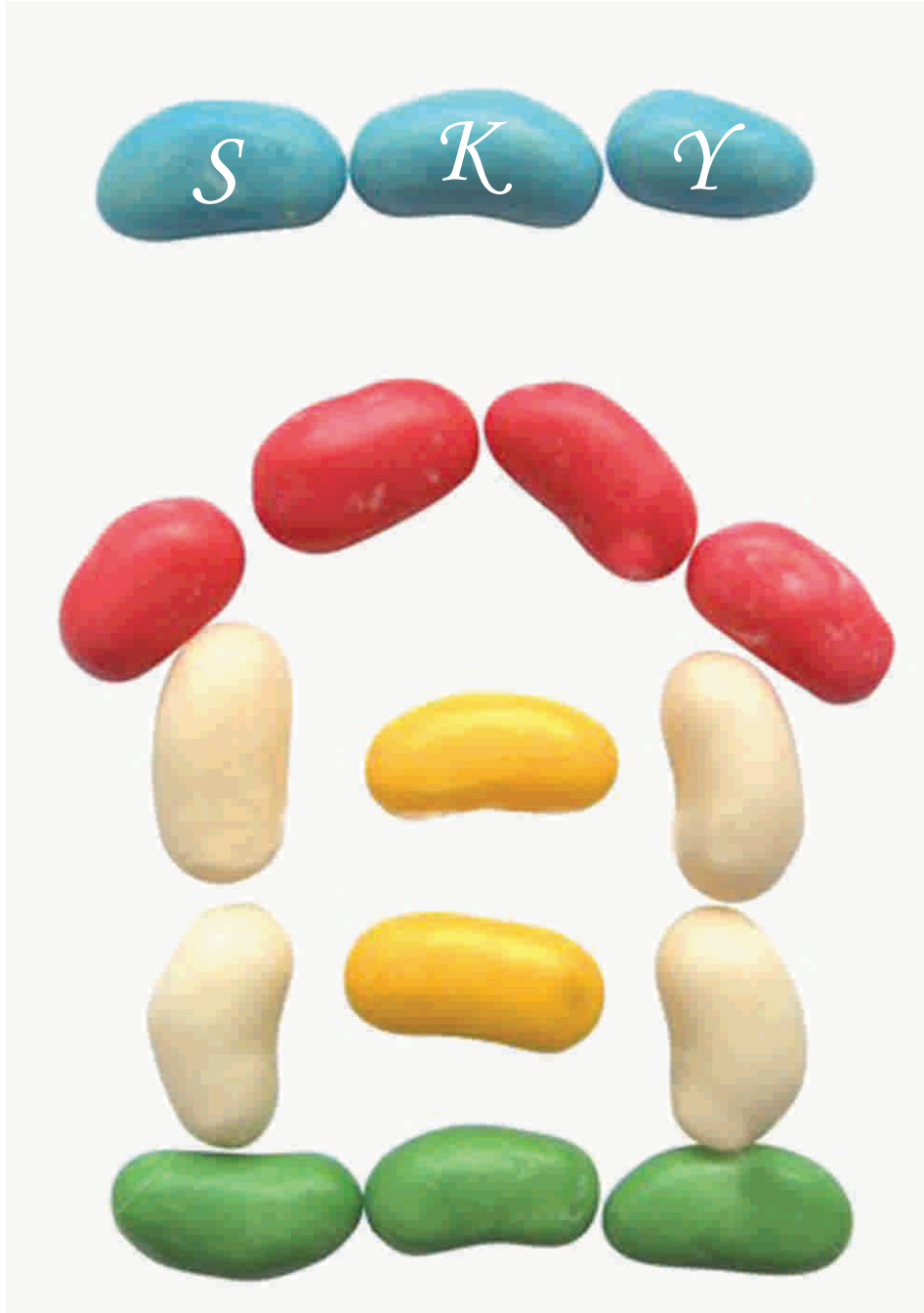


90 A Obtain Residential Township



Sky City

...YOUR DREAM DESTINATION

Shyam Developers

Shyam Properties and Developers was founded in 2006 in Neemrana Behror, Since than we have done tremendous Projects mainly in Kotputli & Behror. Our projects & constructions are done in such a way that it can be afforded by everyone. We believe in delivering value to all our Stoke holders by creating products and services that enhance the value of life. Shyam Developers is constantly working towards fulfilling the dreams of people.

Our mission is to become the most preferred and trusted real estate company. Building enduring trust based relationship with our clients. As a real estate developers company we cover the entire building cycle with end for working philosophy identifying land for development subsequent detailed planning contacting appropriate marketing.

Sky City

Sky City is the new and admirable address of an integrated township spread over 50 bighas of land on National Highway-8. The township is approximately 15 minutes drive from Neemrana **Japanese Investment Zone** on National Highway-8. The very location of the project on National Express Highway makes it preferred destination as it enjoys best connectivity and location by being on the main Highway. And with our locational advantage, we claim to offer the best deal to suit your pocket, choice, investment plan and long term association with our group. A motivated visit to the project site would authenticate our claim and a bonding would initiated to take you to our future projects with more zeal and commitment.

Completed Project

Other projects has been acknowledge for Excellence, Truthfulness and timely completion of our project.



Shyam Residency
(RIICO Residential Zone Area Keshwana)

Actual Site Photographs



HIGHLIGHTS & FEATURES

- CLU Obtained 90 A Project
- Govt. Approved Project, Clear Title, Free Hold Residential Plots.
- Township with gated Entry.
- Clear demarcated plots, Park, Temple, Open Space as per Govt. Norms.
- Plot size available from 120 sq/yd, to 300 sq/yd.
- Immediate Registry & Possession.
- Well connected with Local Transport Facilities.
- Electricity Pole & Water Line.
- Ample Green Area.
- Area Reserves for facilities.
- Internal Road are 40ft 30ft wide.
- Near RIICO Industrial Area.
- Commercial Shopping Complex.





WHY? TO INVEST

- Neemrana-Behror is one of the fast developing city in Rajasthan in terms of infrastructure.
- The Government has approved the contract of global city. Being developed on 40,000 acre is Neemrana-Behror Area.
- Neemrana-Behror will have the Cyber City, Medi City, Knowledge City, Entertainment City. SEZ City, World Trade City, Bio-Deversity Park. All these cities will have their respective commercial areas.
- Japanese Companies are also said to have planned for setting up operations in over 75 acres of land in the City.
- Another Japanese automobile Giant NISSAN, has also setup a manufacturing unit.
- The government is also setting up Export Promotion Industrial Park (EPIP) in an area of more than 200 acres.
- proposed South Korina Zone.
- Near RIICO Industrial Area.
- Direct Connectivity of Delhi-Mumbai Industrial Corridor.



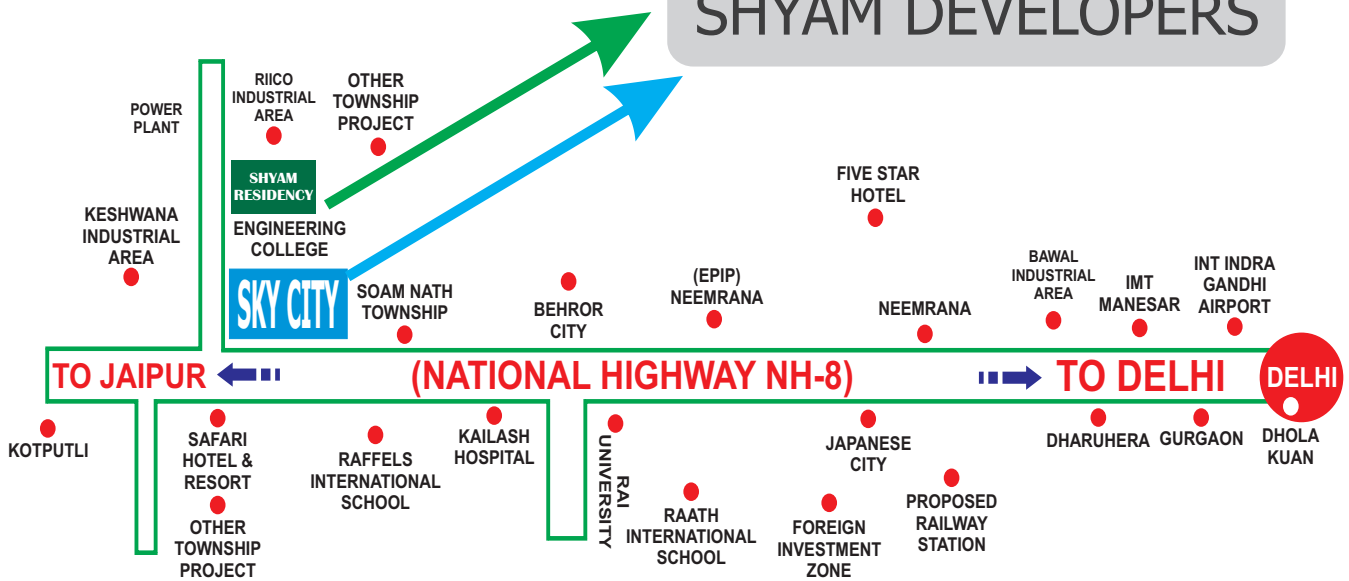
Why to Invest In Property

- बैंक** बैंक साल में सेविंग एकाउन्ट्स में 5 से 6 प्रतिशत रिटर्न देते हैं व एफ.डी. पर अधिकतम 10 प्रतिशत व सिनियर सिटीजन को 10.5 प्रतिशत देते हैं जिससे पैसा 7 से 9 साल में डबल होता है।
- म्यूचल फण्ड** ये शेयर मार्केट पर निर्भर हैं इन्होंने पिछले 3 से 5 साल में प्रति वर्ष 4 से 6 प्रतिशत रिटर्न दिया है यानि आपने चार साल पहले 20000 रुपये का निवेश किया जिसके आपको 4 साल बाद अधिकतम 25 से 27 हजार रुपये मिले हैं और अधिकतर म्यूचल फण्ड लागत पूंजी से भी कम 20000 रुपये से भी कम हो गई है। ये चाहे सिप हो या वार्षिक प्लान हो।
- गोल्ड बॉन्ड** इन्होंने 2008 से 2011 तक यानी 3 साल में पैसा डबल किया था जबकि सोने की वैल्यू 3 गुणा बढ़ी थी। यानि इससे बेहतर उस समय निवेश सोने ने 17 प्रतिशत व बॉन्ड से 11 प्रतिशत रिटर्न दिया है पर अब 2013 से world bank के अनुसार अब आने वाले समय में सोना 10 प्रतिशत वार्षिक रिटर्न दे पायेगा।
- गार्वनमेन्ट बाण्ड** गार्वनमेन्ट बाण्ड 7 साल में पैसा डबल देते हैं। जबकि बैंक 8 साल में डबल देते हैं।
- शेयर मार्केट** इसमें कोई निधारित नहीं है। यह एक रिस्क मार्केट है।
- प्रोपर्टी** प्रोपर्टी एक मात्र ऐसी सम्पत्ति है जिसमें निवेशक को कोई नुकसान नहीं होता निवेशक को हमेशा फायदा ही फायदा होता है।
सन् 2008 से लगातार प्रोपर्टी के दाम निरन्तर बहुत तेजी से बढ़ते जा रहे हैं। जिसका कारण जनसंख्या वृद्धि, औद्योगिक विकास, शहरीकरण और Globalisation है।
हमारी सोसायटी नेशनल हाईवे-8 पर है और औद्योगिक क्षेत्र के बहुत नजदीक है जिस वजह से यहाँ पर निवेशक को साल में दोगना रिटर्न मिल रहा है। जोकि ऊपर दिये गये किसी भी निवेश से कई गुना बेहतर है।

LOCATION MAP



SHYAM DEVELOPERS



map not to scale

DISTANCE FROM

Dhola Kuan	130 km
Toll Plaza Shahzahanpur	20 km
Neemrana Japanese Park	13 km
Propose Domestic Airport (Alwar)	40 km
Sindicam Jaipur	135 km
Keshwana Industrial Area	200 mtr
Sotnala Industrial Area	1 Km.

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KESHWANA OFFICE :

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